

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

Western

District of

Texas

(State)

Case number (if known): Chapter 11

☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

04/25

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Shoreview Holding LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 87 - 3168428

4. Debtor's address

Principal place of business

9050 N. Capital of Texas Hwy. Bldg. 3

Number Street

Suite 320

Austin

TX

78759

City

State

ZIP Code

County

Mailing address, if different from principal place of business

Number Street

P.O. Box

City

State

ZIP Code

Location of principal assets, if different from principal place of business

1161 3rd Avenue East

Number Street

Bradenton

FL

34208

City

State

ZIP Code

5. Debtor's website (URL)

Debtor	Shoreview Holding LLC	Case number (if known)	

**6. Type of debtor**

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: \_\_\_\_\_

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**7. Describe debtor's business**

*A. Check one:*

☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))

☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))

☐ Railroad (as defined in 11 U.S.C. § 101(44))

☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))

☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))

☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))

☒ None of the above

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*B. Check all that apply:*

☐ Tax-exempt entity (as described in 26 U.S.C. § 501)

☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)

☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

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*C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.*

\_\_\_\_ \_

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**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

*Check one:*

☐ Chapter 7

☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,424,000 (amount subject to adjustment on 4/01/28 and every 3 years after that).

☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).

☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.

☐ A plan is being filed with this petition.

☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.

☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

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**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

MM / DD / YYYY

Debtor Shoreview Holding LLC Case number (if known) \_\_\_\_\_  
 Name

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

List all cases. If more than 1, attach a separate list.

☐ No  
☒ Yes. Debtor Shoreview Holdings LLC, PLF Shoreview LLC, MDW Shoreview LLC, Shoreview Apartments, PFI Shoreview Mezz LLC, MDW Shoreview Mezz LLC Relationship Affiliates  
 District Western District of Texas When 04/24/2025  
 Case number, if known \_\_\_\_\_  
 MM / DD / YYYY

**11. Why is the case filed in this district?**

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

- ☒ No  
☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
 What is the hazard? \_\_\_\_\_
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other \_\_\_\_\_

**Where is the property?**

Number \_\_\_\_\_ Street \_\_\_\_\_  
 \_\_\_\_\_  
 City \_\_\_\_\_ State ZIP Code \_\_\_\_\_

**Is the property insured?**

- ☐ No  
☐ Yes. Insurance agency \_\_\_\_\_  
 Contact name \_\_\_\_\_  
 Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> 1-49             | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input checked="" type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199          | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999          |  |  |

Debtor Shoreview Holding LLC Case number (if known) \_\_\_\_\_  
Name

**15. Estimated assets**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million              | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million             | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input checked="" type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million           | <input type="checkbox"/> More than \$50 billion        |

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input type="checkbox"/> \$1,000,001-\$10 million              | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million             | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input checked="" type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million           | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

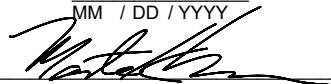
I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 04/24/2025

MM / DD / YYYY

**x**



Signature of authorized representative of debtor

Monte Lee-Wen

Printed name

Title Manager

**18. Signature of attorney**

**x**

/s/ Stephen J. Humeniuk

Date

04/24/2025

Signature of attorney for debtor

MM / DD / YYYY

Stephen J. Humeniuk

Printed name

Troutman Pepper Locke LLP

Firm name

600 Congress Ave., Suite 2200

Number Street

Austin

City

(512) 305-4700

Contact phone

TX

State

78701

ZIP Code

stephen.humeniuk@troutman.com

Email address

Bar No. 24087770

Bar number

Texas

State

**ACTION BY UNANIMOUS WRITTEN CONSENT  
OF THE RESPECTIVE GOVERNING BODIES  
OF THE UNDERSIGNED ENTITIES**

**April 23, 2025**

Effective as of the date written above, the undersigned, being all of the members and managers (each a “Governing Body” and collectively, the “Governing Bodies”) of each of the limited liability companies identified on **Attachment 1** hereto (each a “Company” and collectively, the “Companies”) hereby take the following actions and adopt the following resolutions by unanimous written consent without the necessity of a formal meeting, pursuant to each Company’s bylaws, limited liability company agreement, or other governing documentation (the “Organizational Documents”) as applicable, and the laws of the State of Delaware:

**WHEREAS**, the Governing Bodies have considered presentations by the management and the financial and legal advisors of the Companies regarding the liabilities and liquidity situation of the Companies, the strategic alternatives available to the Companies and the effect of the foregoing on the Companies’ business; and

**WHEREAS**, the Governing Bodies have consulted with the management and the legal advisors of the Companies and have fully considered each of the strategic alternatives available to the Companies.

**NOW, THEREFORE, BE IT,**

**Chapter 11 Filing**

**RESOLVED**, that in the judgment of the Governing Bodies, it is desirable and in the best interests of the Companies, their creditors and other parties in interest, that the Companies shall be, and hereby are, authorized to file or cause to be filed voluntary petitions for relief (the “Chapter 11 Cases”) under the provisions of chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the Western District of Texas (the “Bankruptcy Court”); and it is further

**RESOLVED**, that Monte K. Lee-Wen, in his capacity as manager of the Companies, or such other person as the Governing Bodies shall authorize (each an “Authorized Officer” and together the “Authorized Officers”), acting alone or with one or more other Authorized Officers be, and hereby are, authorized, empowered and directed to execute and file on behalf of the Companies all petitions, schedules, lists and other motions, papers, or documents, to verify any of the foregoing, and, in consultation with the members and Independent Manager as provided for in the Organizational Documents, is authorized, empowered, and directed, with full power of delegation, in the name and on behalf of the Companies, to take and perform any and all further acts and deeds that the Authorized Officers deem necessary or proper to obtain such relief, including, without limitation, any action necessary to maintain the ordinary course operation of the Companies’ business and any action as may be required from time to time to manage the Chapter 11 Cases; and it is further

**RESOLVED**, that in connection with the commencement of the Cases, the Authorized Officers be and hereby are, authorized and empowered on behalf of, and in the name of, the Companies, to negotiate, execute and deliver a cash collateral agreement and/or debtor-in-possession loan facility and the related guarantees thereto (including, in connection therewith, such notes, security agreements, and other agreements or instruments as such officers consider appropriate) on the terms and conditions such officer or officers executing the same may consider necessary, proper or desirable, including with respect to adequate assurance obligations, such determination to be conclusively evidenced by such execution or the taking of such action, and to consummate the transactions contemplated by such agreements or instruments on behalf of the Companies and any affiliates; and it is further

### **Retention of Professionals**

**RESOLVED**, that each of the Authorized Officers be, and hereby is, authorized and directed to continue to employ and seek to engage in the Chapter 11 Cases the law firm of Troutman Pepper Locke LLP (“Troutman Pepper Locke”) as general bankruptcy counsel to represent and assist the Companies in carrying out their duties under the Bankruptcy Code, and to take any and all actions to advance the Companies’ rights and obligations, including filing any pleadings; and in connection therewith, each Authorized Officer, with power of delegation, is hereby authorized and directed to execute appropriate retention agreements, pay and arrange for appropriate retainers, and to cause to be filed an appropriate application for authority to retain the services of Troutman Pepper Locke; and it is further

**RESOLVED**, that each of the Authorized Officers be, and hereby is, authorized and directed to employ any other professionals to assist the Companies in carrying out their duties under the Bankruptcy Code and seek authority for such engagements before the Bankruptcy Court; and in connection therewith, each Authorized Officer, with power of delegation, is hereby authorized and directed to execute appropriate retention agreements, pay appropriate retainers and fees, and to cause to be filed an appropriate application for authority to retain the services of any other professionals as necessary; and it is further

**RESOLVED**, that each of the Authorized Officers be, and hereby is, authorized to refinance the Companies’ debts, or sell or otherwise enter into a strategic transaction with respect to substantially all of the Companies’ assets (the “Proposed Transaction”), including seeking approval of bidding procedures, identifying a “stalking horse” bidder, if appropriate, and entering into transaction documents to consummate such Proposed Transaction; and in connection with any Proposed Transaction, the Company has previously installed and hereby ratifies Monte K. Lee-Wen with the authority to execute and consummate the agreements necessary to effectuate the contemplated Proposed Transaction; and it is further

**RESOLVED**, that each of the Authorized Officers be, and hereby is, with power of delegation, authorized, empowered and directed to execute and file all petitions, schedules, motions, lists, applications, pleadings, and other papers and, in connection therewith, to employ and retain all assistance by legal counsel, accountants, financial advisors, and other professionals and to take and perform any and all further acts and deeds that such Authorized Officer deems necessary, proper, or desirable in connection with the Companies’ Chapter 11 Cases, with a view to the successful prosecution of the case; and it is further

## **General**

**RESOLVED**, that, in addition to the specific authorizations heretofore conferred upon each Authorized Officer, each Authorized Officer (and his designees and delegates) be, and hereby is, authorized and empowered, in the name of and on behalf of the Companies, to take or cause to be taken any and all such other and further action, and to execute, acknowledge, deliver and file any and all such agreements, certificates, instruments and other documents and to pay all expenses, including but not limited to filing fees, in each case as in such Authorized Officer's (or his designees' or delegates') judgment, shall be necessary, advisable or desirable in order to fully carry out the intent and accomplish the purposes of the resolutions adopted herein; and it is further

**RESOLVED**, that all acts, actions and transactions relating to the matters contemplated by the foregoing resolutions done in the name of and on behalf of the Companies, which acts would have been approved by the foregoing resolutions except that such acts were taken before the adoption of these resolutions, are hereby in all respects approved and ratified as the true acts and deeds of the Companies with the same force and effect as if each such act, transaction, agreement or certificate has been specifically authorized in advance by resolution of the respective Governing Bodies of the Companies; and it is further

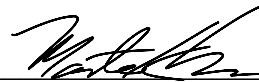
**RESOLVED**, that each Authorized Officer (and his designees and delegates) be, and hereby is, authorized and empowered to take all actions, or to not take any action in the name of the Companies, with respect to the transactions contemplated by these resolutions hereunder, as such Authorized Officer shall deem necessary or desirable in such Authorized Officer's reasonable business judgment, as may be necessary or convenient to effectuate the purposes of the transactions contemplated herein.

This Consent may be executed in as many counterparts as may be required; all counterparts shall collectively constitute one and the same Consent.

*[Signature Pages Follow Below]*

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**SHOREVIEW HOLIDNG LLC**



Shoreview Apartments LLC, as sole member  
of Shoreview Holding LLC  
Monte K. Lee-Wen, as manager of  
Shoreview Apartments LLC

C. Anthony Shippam, as sole independent  
manager of Shoreview Holding LLC

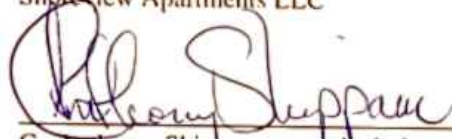


**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**SHOREVIEW HOLIDNG LLC**

Shoreview Apartments LLC, as sole member  
of Shoreview Holding LLC

Monte K. Lee-Wen, as manager of  
Shoreview Apartments LLC

A handwritten signature in blue ink, appearing to read "C. Anthony Shippam", is written over a horizontal line.

C. Anthony Shippam, as sole independent  
manager of Shoreview Holding LLC

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**PLF SHOREVIEW LLC**



PLF Shoreview Mezz LLC, as sole member  
of PLF Shoreview LLC  
Monte K. Lee-Wen, as manager of PLF  
Shoreview Mezz LLC

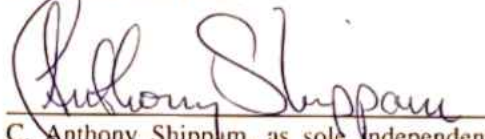
C. Anthony Shippam, as sole independent  
manager of PLF Shoreview LLC

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**PLF SHOREVIEW LLC**

\_\_\_\_\_  
PLF Shoreview Mezz LLC, as sole member  
of PLF Shoreview LLC

Monte K. Lee-Wen, as manager of PLF  
Shoreview Mezz LLC



\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of PLF Shoreview LLC

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**MDW SHOREVIEW LLC**



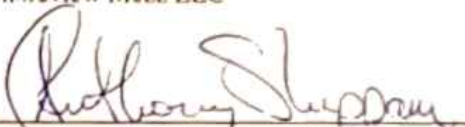
MDW Shoreview Mezz LLC, as sole  
member of MDW Shoreview LLC  
Monte K. Lee-Wen, as manager of MDW  
Shoreview Mezz LLC

C. Anthony Shippam, as sole independent  
manager of MDW Shoreview LLC

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.


**MDW SHOREVIEW LLC**


MDW Shoreview Mezz LLC, as sole member of MDW Shoreview LLC  
Monte K. Lee-Wen, as manager of MDW Shoreview Mezz LLC

  
C. Anthony Shippam as sole Independent manager of MDW Shoreview LLC

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**SHOREVIEW APARTMENTS LLC**

  
\_\_\_\_\_  
1161 Shoreview LLC, as sole member of  
Shoreview Apartments LLC  
Monte K. Lee-Wen, as manager of 1161  
Shoreview LLC

  
\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of Shoreview Apartments LLC

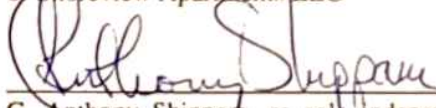
\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of Shoreview Apartments LLC

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**SHOREVIEW APARTMENTS LLC**

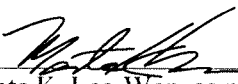
\_\_\_\_\_  
1161 Shoreview LLC, as sole member of  
Shoreview Apartments LLC  
Monte K. Lee-Wen, as manager of 1161  
Shoreview LLC

\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of Shoreview Apartments LLC

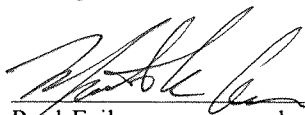
  
\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of Shoreview Apartments LLC


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**PLF SHOREVIEW MEZZ LLC**

  
\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of PLF Shoreview Mezz LLC

\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of PLF Shoreview LLC

  
\_\_\_\_\_  
Paul Feikema, as member of PLF Shoreview  
Mezz LLC *Monte K. Lee-Wen, as authorized  
representative*

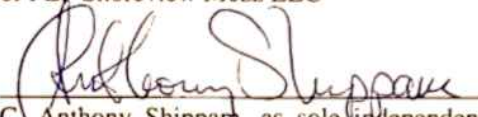
  
\_\_\_\_\_  
Lauren Feikema, as member of PLF  
Shoreview Mezz LLC  
*Monte K. Lee-Wen, as  
authorized representative*



**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**PLF SHOREVIEW MEZZ LLC**

\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of PLF Shoreview Mezz LLC


  
\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of PLF Shoreview LLC

\_\_\_\_\_  
Paul Feikema, as member of PLF Shoreview  
Mezz LLC

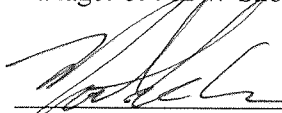
\_\_\_\_\_  
Lauren Feikema, as member of PLF  
Shoreview Mezz LLC

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**MDW SHOREVIEW MEZZ LLC**

  
\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of MDW Shoreview Mezz LLC

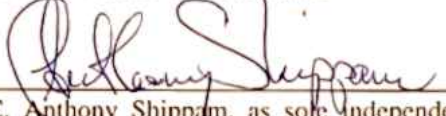
\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of MDW Shoreview LLC

  
\_\_\_\_\_  
Meisha Wilson, as member of MDW  
Shoreview Mezz LLC  
*Monte K. Lee-Wen, as  
authorized representative*

**IN WITNESS WHEREOF**, this Consent shall be executed as of the date and year first written above and shall be deemed an original constituting the entirety of the instrument.

**MDW SHOREVIEW MEZZ LLC**

\_\_\_\_\_  
Monte K. Lee-Wen, as non-member manager  
of MDW Shoreview Mezz LLC

  
\_\_\_\_\_  
C. Anthony Shippam, as sole independent  
manager of MDW Shoreview LLC

\_\_\_\_\_  
Meisha Wilson, as member of MDW  
Shoreview Mezz LLC

**ATTACHMENT 1**

As used in this unanimous written consent, the word “Companies” is defined to include each of the following (with each of them being a “Company”):

Shoreview Holding LLC

PLF Shoreview LLC

MDW Shoreview LLC

Shoreview Apartments LLC

PLF Shoreview Mezz LLC

MDW Shoreview Mezz LLC

**UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION**

In re:

Shoreview Holding, LLC

Debtor.

Chapter 11

Case No. 25-\_\_\_\_ (\_\_\_\_)

(Joint Administration Requested)

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**CORPORATE OWNERSHIP STATEMENT**

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Pursuant to Rules 1007(a)(1) and 7007.1 of the Federal Rules of Bankruptcy Procedure, Debtor Shoreview Holding, LLC (the “Debtor”) hereby states as follows:

Debtor is a Delaware limited liability company that is wholly owned by Shoreview Apartments, LLC, which is a wholly owned by 1161 Shoreview, LLC, which is owned by Shoreview Capital, LLC and EYG 1161 Shoreview, LLC. Shoreview Capital, LLC is owned by Shoreview Capital GP, LLC and other investors that indirectly own no more than 10% or more of Debtor’s membership interests. None of Shoreview Capital GP, LLC’s members indirectly own more than 10% or more of Debtor’s membership interests. EYG 1161 Shoreview, LLC is owned by EYG Shoreview Manager, LLC and other investors—neither of which indirectly own more than 10% or more of Debtor’s membership interests. No publicly held corporation owns 10% or more of Debtor’s membership interests.

**Fill in this information to identify the case:**

Debtor name Shoreview Holding LLC

United States Bankruptcy Court for the: Western District of Texas  
(State)

Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	Ally Waste Services 2509 S. Power Rd. Ste 101 Gilbert, AZ 85296	(877) 689-2559	Trade debt				10,320.33
2	Casoro Group Highway 320 Austin, TX 78759		Trade debt				6,860.01
3	Chadwell Supply, Inc. 5115 Joanne Kearny Blvd Tampa, FL 33619	(888) 341-2423	Trade debt				2,523.04
4	Cintas Fire Protection PO Box 636525 Cincinnati, OH 45263-6525		Trade debt				10,616.78
5	City of Bradenton Water and Sewer Department P.O. Box 1339 Bradenton, FL 34206-1339		Trade debt				12,001.70
6	CoStar Realty Information, Inc. 2563 Collection Center Dr. Chicago, IL 60693		Trade debt				8,076.00
7	Crown Roofing LLC 240 Field End St Sarasota, FL 34240	(855) 276-9655	Trade debt				4,878.00
8	Flanagan Bilton, LLC 1 N La Salle St, Ste 2100 Chicago, IL 60602		Trade debt				28,126.21

Debtor Shoreview Holding LLC  
Name

Case number (if known) \_\_\_\_\_

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Flooring - Sherwin Williams 101 W. Prospect Avenue Cleveland, OH 44115		Trade debt				4,641.87
10	FPL Energy Services PO Box 25426 Miami, FL 33102	(877) 375-4674	Trade debt				4,573.00
11	Group Fenix LLC 9024 Hogans Bend Tampa, FL 33647	(786) 678-2044	Trade debt				4,390.00
12	Investcor Capital, LLC 3001 RR 620 S, Suite #324 Austin, TX 78738		Trade debt				4,547.06
13	Matrix Turnkey Inc. PO Box 4124 Brandon, FL 33509	(813) 478-3717	Trade debt				5,248.00
14	Michael's Fence 2523 W Knollwood St Tampa, FL 33614-4373		Trade debt				6,550.00
15	Precision Gate & Security, Inc. 350 W Venice Ave. #153 Venice, FL 34285	(813) 404-6278	Trade debt				5,123.21
16	ResProp Management Company, LLC 1101 W. 34th St. #323 Austin, TX 78705		Trade debt				26,354.85
17	Right Way Elevator Maintenance 9790 16th Street North St. Petersburgh, FL 33716	(727) 348-6966	Trade debt				5,552.51
18	Sapphire Cleaning LLC 1014 24th St E Palmetto FL 34221-2733		Trade debt				9,440.00
19	Tower Compactor Rentals, LLC 6910 E. Chauncey Lane Suite 130 Phoenix, AZ 85054	(602) 200-3426	Trade debt				3,076.00
20	Valet Living, LLC Dept #9791 PO Box 850001 Orlando, FL 32885-9791	(844) 422-4675	Trade debt				11,572.56

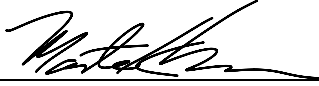
**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION**

In re:	)	
	)	Chapter 11
	)	
SHOREVIEW HOLDING, LLC et al., <sup>1</sup>	)	Case No. 25-
	)	
Debtors.	)	(Joint Administration Requested)
	)	

**VERIFICATION OF CREDITOR MATRIX**

The undersigned hereby verifies that the attached list of creditors is true and correct to the best of his knowledge.

Dated: April 24, 2025

  
\_\_\_\_\_  
Monte Lee-Wen, Manager  
Signer/Title

<sup>1</sup> The Debtors in these chapter 11 cases and the last four digits of each Debtor's U.S. tax identification number are as follows: Shoreview Holding, LLC (8428), PLF Shoreview, LLC (7602), MDW Shoreview, LLC (8649), Shoreview Apartments, LLC (8428), PLF Shoreview Mezz, LLC (1270), and MDW Shoreview Mezz, LLC (3408). The notice address for the Debtors is 1570 Indian Creek R., Marion, IA 52302.



4 Walls, Inc.  
P.O. Box 248  
Narberth, PA 19072

Alert 360  
2448 E 81st St #4200  
Tulsa, OK 74137

Ally Waste Services  
2509 S. Power Rd. Ste 101  
Gilbert, AZ 85296

Apartment Guardian Inc.  
34333 Champoux Ct  
Temecula, CA 92592

Apartment List, Inc.  
P.O. Box 737097  
Dallas, TX 75373

Audio Video Partners LLC  
6301 Porter Road Suite 8  
Sarasota, FL 34240

Barfield McCain Ayoub P. A.  
4460 Medical Center Way  
West Palm Beach, FL 33407

Bay Area Apartment Association  
P.O. Box 151958  
Tampa, FL 33684

Camp Construction Services  
15139 South Post Oak Road  
Houston, TX 77053

Casoro Group  
Highway 320  
Austin, TX 78759

Century / AAA DBA: AAA Supply  
590 West 84 Street  
Hialeah, FL 33014

Chadwell Supply, Inc - REHAB  
P.O. Box 105172  
Atlanta, GA 30348-5172

Chadwell Supply, Inc.  
5115 Joanne Kearny Blvd  
Tampa, FL 33619

Cintas Fire Protection  
P.O. Box 636525  
Cincinnati, OH 45263-6525

City of Bradenton  
P.O. Box 1339  
BRADENTON, FL 34206-1339

City of Bradenton  
Water and Sewer Department  
101 Old Main Street  
Bradenton, FL 34205-7865

CommTow  
4821 US Hwy 19  
Palmetto, FL 34221

Community Controls  
2480 South 3850 West Suite A  
Salt Lake City, UT 84120

Conversion Logix LLC  
17921 Bothell Everett Highway  
Suite 105  
Mill Creek, WA 98012

CoStar Realty Information, Inc  
2563 Collection Center Dr.  
Chicago, IL 60693

CredBuild  
1101 W 34th St.  
P.O. Box 301  
Austin, TX 78705

Crown Roofing LLC  
240 Field End St  
Sarasota, FL 34240

Daniela Egbert  
4204 Hearthstone Dr  
Sarasota, FL 34238

Drane & Freyer Limited  
Attn: Timothy M. Enright  
200 West Madison Street Suite 2800

Chicago, IL 60606

EPLUS Services LLC  
30103 Skylark Drive  
Wesley Chapel, FL 33545

Equity Yield Group  
Attn: Ryan Webster  
1570 Indian Creek Road  
Marion, IA 52302

Ferguson Enterprises, Inc.  
12500 Jefferson Avenue  
Newport News, VA 23602

Flanagan Bilton, LLC  
1 N La Salle St, Ste 2100  
Chicago, IL 60602

Flooring - Sherwin Williams  
101 W. Prospect Avenue  
Cleveland, OH 44115

FPL Energy Services  
P.O. Box 25426  
Miami, FL 33102

FPL  
General Mail Facility  
Miami, FL 33188-0001

Gas South  
P.O. Box 530552  
Atlanta, FL 30353-0552

GDC Services  
5775 Forester Lake Dr.  
Sarasota, FL 34243  
GE Appliances, a Haier Company  
4000 Buechel Bank Road  
Louisville, KY 40225-0001

GE Appliances - Appliances  
P.O. Box 640025  
Pittsburgh, PA 15264-0025

Glass Doctor of Tampa Bay  
P.O. Box 271429  
Tampa, FL 33688

Gotcha Marketing, Inc.  
14603 Beach Boulevard Ste 700  
Jacksonville Beach, FL 32250

Granite Telecommunications, LLC  
Client ID#311  
P.O. Box 983119  
Boston, MA 02298-3119

Group Fenix LLC  
9024 Hogans Bend  
Tampa, FL 33647

HD Supply Facilities Maintenance, LTD.  
PO Box 509058  
San Diego, CA 92150-9058

HH Staffing  
2910 University Parkway  
Sarasota, FL 34243

Horticultural Management Industries  
P.O. Box 1374  
Brandon, FL 33509

I4 Waste Valet & Recycling L.L.C.  
7802 Kingspointe Pkwy. 209  
Orlando, FL 32819

ICO Uniforms  
1605 NW 159 Street  
Miami Gardens, FL 33169

Internal Revenue Service  
Centralized Insolvency Office  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Internal Revenue Service  
P.O. Box 145595  
MC 8420G  
Cincinnati, OH 45250

InterSolutions, LLC  
P.O. Box 780257  
Philadelphia, PA 19178

Investcor Capital, LLC

3001 RR 620 S Suite #324  
Austin, TX 78738

Jimaguas Landscaping and  
Tree Service, LLC  
P.O. Box 654554  
Miami, FL 33265

JobCall, Inc.  
1101 W 34th Street  
P.O. Box 301  
Austin, TX 78705

JUNK SHOT  
4821 N. Clark Ave  
Tampa, FL 33614

Kelley Clarke PLLC  
603 East Broadway Street  
Prosper, TX 75078

Kelley Clarke PC  
Attn: Dugan Kelley  
603 East Broadway Street  
Prosper, Texas 75078

Ken Paxton  
Texas Attorney General  
P.O. Box 12548  
Austin, TX 78711-2548

KeyTrak  
200 Quality Cir.  
College Station, TX 77845

Kings III Emergency Communications  
751 Canyon Drive Suite 100  
Coppell, TX 75019

Landlord Legal P.A.  
927 Washington Street  
Hollywood, FL 33019

Lauren Feikema  
8820 17th Avenue Circle NW  
Bradenton, FL 34209

Leaselock Insurance Services, Inc.  
5050 Quorum Drive Suite 700  
Dallas, TX 75254

Leaselock, INC.  
5050 Quorum Drive Suite 700  
Dallas, TX 75254

Lifestyle Flooring, Inc.  
5723 Benjamin Center Dr  
Tampa, FL 33634

LIVunLtd  
former Heartline Fitness Systems  
7520 Standish Pl. Suite 250  
Rockville, MD 20855

Lowe's  
P.O. Box 301451  
Dallas, TX 75303-1451

Margaret Leachman  
United States Attorney's Office  
903 San Jacinto Blvd. Suite 334  
Austin, TX 78701

Matrix Turnkey Inc.  
P.O. Box 4124  
Brandon, FL 33509

McCarthy, Rose & Mills, LLP  
3001 Dallas Pkwy Suite 750  
Frisco, TX 75034

MeetElise  
P.O. Box 8084  
Carol Stream, IL 60197

Meisha Wilson  
1813 Manatee Avenue West  
Bradenton, FL 34205

Michael's Fence  
2523 W Knollwood St  
Tampa, FL 33614-4373

National Apartment Association  
P.O. Box 716450  
Philadelphia, PA 19171

National Exemption Service, LLC  
604 Packard Court Suite A  
Safety Harbor, FL 34695

Not1bug Pest Solutions  
4880 Windsor Landing Unit 109  
Fort Meyers, FL 33966

Office of General Counsel  
Hipolito Garcia Federal Bldg Courthouse  
615 E. Houston Street Room 347  
San Antonio, TX 78205

Parcel Pending, Inc.  
P.O. Box 123689  
Dept 3689  
Dallas, CA 75312

Paul Feikema  
8820 17th Avenue Circle NW  
Bradenton, FL 34209

Paula Ayonot  
263 Barger Dr.  
Augusta, GA 30909

Pearlmark  
Attn: Mark Witt  
200 West Madison Street Suite 2800  
Chicago, IL 60606

Pearlmark  
Attn: Douglas W. Lyons  
200 West Madison Street Suite 2800  
Chicago, IL 60606

Pearlmark  
Attn: Loan Servicing  
200 West Madison Street Suite 2800  
Chicago, IL 60606

Pinewood Tree Service & Landscaping LLC  
26273 Lancer Lane  
Punta Gorda, FL 33983

Precision Gate & Security, Inc.  
350 W Venice Ave. #153  
Venice, FL 34285

Prime Finance Short Duration Holding Company VII, LLC  
c/o Prime Finance Partners57

Attn: Steve Gerstung  
155 N. Wacker Drive Suite 3600  
Chicago, IL 60606

Prime Finance Short Duration Holding Company VII, LLC  
c/o Arnold & Porter Kaye Scholer LLP  
Atten: Aaron Lehrfield, Esq.  
250 West 55th Street  
New York, New York 10019

ProofUp  
1101 W 34th St.  
P.O. Box 301  
Austin, TX 78705

R.W. Construction, Inc.  
1570 Indian Creek Rd.  
Marion, IA 52302

Radix Software, Inc.  
P.O. Box 120517  
Dallas, TX 75312-0517

Real Paint Pros, LLC  
1105 25th Ave W  
Palmetto, FL 34221

RealPage, Inc.  
PO Box 11407  
Dept. 5575  
Birmingham, AL 35246-5575

Rent Group Inc.  
950 East Paces Ferry Rd  
Atlanta, GA 30326

Rentable  
P.O. Box 7640  
Madison, WI 53707

ResMan LLC  
2035 Lakeside Centre Way Suite 250  
Knoxville, TN 37922

ResProp Management Company, LLC  
1101 W. 34th St. #323  
Austin, TX 78705

Right Way Elevator Maintenance  
9790 16th Street North St.



Petersburgh, FL 33716

Robles Pools Care LLC  
5708 32nd St E  
Ellenton, FL 34222

Ryan Webster  
1570 Indian Creek Rd.  
Marion, IA 52302

SafeRent Solutions, LLC  
P.O. Box 736687  
Dallas, TX 75373

Samc Services LLC  
3614 W Flora St  
Tampa, FL 33614

Same Day Plumbing & Air Professional Corp  
4813 73rd St E  
Plametto, FL 34221

Sanda Fleurival  
5110 Cabo Ct  
Bradenton, FL 34208

Sapphire Cleaning LLC  
1014 24th St E  
Palmetto, FL 34221-2733

Sarasota Digital Design Studio LLC  
4110 Malden Drive  
Sarasota, FL 34241

Spectrum  
P.O. Box 7195  
Pasadena, CA 91109-7195

Spectrum Business  
4145 S. Falkenburg Rd  
Riverview, FL 33578-8652

Sprinklermatic Fire Protection Systems, Inc.  
4740 Davie Road  
Davie, FL 33314

Sprinklermatic Florida LLC  
4740 Davie Road

Davie, FL 33314

Staples Business Advantage  
P.O. Box 660409  
Dallas, TX 75266

Stephen Taglia and  
Maxine Tagliaferro  
8530 SW Evening Dream  
Port St Lucie, FL 34987

Stern Risk Partners, LLC  
P.O. Box 47934  
Wichita, KS 67201-7934

Street Digital Media  
1008 Burnside Ln NW  
Atlanta, GA 30318

Superior Fire Alarm & Communications  
6201 Johns Road Suite 9  
Tampa, FL 33634

Superpool Services  
P.O. Box 110393  
Bradenton, FL 34211

Teco - Peoples Gas  
P.O. Box 31318  
Tampa, FL 33631-3318

Texas Comptroller of Public Accounts  
Revenue Accounting Division - Bankruptcy Section  
P.O. Box 13528 Capitol Station  
Austin, TX 78711

Texas Department of Revenue  
Lyndon B. Johnson State Office Building  
111 East 17th Street  
Austin, TX 78774

Texas Workforce Commission  
TWC Bldg - Regulatory Integrity Division  
101 East 15th Street  
Austin, TX 78778

The Sherwin Williams Company  
P.O. Box 277499  
Atlanta, GA 30384

Tower Compactor Rentals, LLC  
6910 E. Chauncey Lane Suite 130  
Phoenix, AZ 85054

Travis County Attorney's Office  
Attn: County Attorney  
P.O. Box 1748  
Austin, TX 78767

United States Trustee  
903 San Jacinto Suite 230  
Austin, TX 78701

Valet Living, LLC  
Dept #9791  
P.O. Box 850001  
Orlando, FL 32885-9791

Vickery and Company  
7911 Professional Place  
Tampa, FL 33637

Virtual Business Ent DBA Stewart Management Co.  
301 N. Market Street  
Farmers Bank Building  
Wilmington, DE 19801

WorkWise Compliance  
P.O. Box 5750  
Carol Stream, IL 60197-5750

Zillow, Inc.  
P.O. Box 123267  
Dept 3267  
Dallas, TX 75312-3267

United States Attorney General  
Department of Justice  
950 Pennsylvania Avenue, N.W.  
Washington, D.C. 20530

U.S. Department of Justice - All Divisions  
U.S. Attorney, Civil Process Clerk  
601 N.W. Loop 410 Suite 600  
San Antonio, TX 78216